

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

PLEASE CHECK THE APPROPRIATE LINE(S) AND ATTACH THE APPROPRIATE APPLICATION(S):

SPECIAL EXCEPTION	_____	VARIANCE/ APPEAL	_____
SITE PLAN REVIEW	_____	APPROVAL OF LOCATION	_____
INLAND WETLANDS PERMIT	_____	REGULATION TEXT AMENDMENT	_____
INLAND WETLANDS PERMIT - AGENT APPROVAL	_____	ZONE CHANGE	<u>X</u>
	_____	COASTAL SITE PLAN REVIEW	_____
WETLAND PERMIT TRANSFER	_____	MODIFICATION OF PRIOR APPROVAL	_____
SUBDIVISION / RESUBDIVISION	_____	SPECIAL FLOOD HAZARD AREA PERMIT	_____

PROJECT DESCRIPTION:

Move zone line to Property Line
See attached Addendum

PROJECT NAME: _____

STREET ADDRESS OF PROPERTY 20 Main Street, Essex

ASSESSOR'S MAP 47 LOT 68 LOT SIZE 42 DISTRICT EV/VR

APPLICANT Ruthann Paulin & Peter Glyman

PHONE 860-918-3124

APPLICANT'S AGENT (if any) Terrance D. Lomme, Esq

P.O. Box 397, Essex, CT 06426 PHONE 860-767-9100

ENGINEER.SURVEYOR/ARCHITECT Hope Proctor

28 Main Street, Essex, CT PHONE 860-767-0767

Note:

1) TO BE ACCEPTED BY THE LAND USE OFFICE. THIS APPLICATION MUST BE COMPLETED, SIGNED, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS.

2) THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION OR ITS STAFF TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.

3) I HERBY TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY THE LAND USE OFFICE AS DESCRIBED IN PART THREE OF THIS APPLICATION.

TOWN OF ESSEX
Zoning Commission
Essex Town Hall, 29 West Avenue
Essex, Ct 06426

Petition for a Text Amendment of Zoning Regulations

or

Petition for a Change to the Town's Zoning Map

PART TWO

Signature of Property Owner(s):
Or Petitioner



Address:

PO. Box 397, Essex, CT 06426

Application #

20-3

Date of Receipt

2-8-20

The undersigned request a text amendment to the Essex Zoning Regulations.

This petition **requests a change in zoning regulations** and there is attached:

- 1) A full text of the proposed change in the zoning regulations clearly indicating existing provisions to be repealed and the new provisions to be enacted.
- 2) A complete and comprehensive statement of the reasons for any proposed changes, including any special interest the Petitioner(s) may have in such change, is attached.

This petition **requests a change to the Town's Zoning Map** and there is attached:

- 1) A map clearly showing the area to be re-classified and specifying the present classification and proposed new classification with existing and proposed boundaries.
- 2) A list, keyed to the map, of the names and addresses of the record owners of and within the area to be affected, and within 500 feet outside the area to be affected by such reclassification, and
- 3) A complete written description, by metes and bounds or courses and distances, of the location of any new zoning district boundary or boundaries proposed.

ADDENDUM TO PAULIN –GLYMAN APPLICATION

The subject property is located at 20 Main Street in the Village of Essex just east of the town park. The property consists of a single family house and a detached garage on .42 acres (approximately 18,000. square feet). The issue is the house is in the Essex Village (EV) district and the garage is located in the Village Residential (VR) district. Section 40L of the zoning regulations, states that the zone with the more restrictive coverage requirements control a property which is located in two zones. In this case, the regulations allow 25% coverage in the EV zone and 10% in the VR zone, so there is a substantial difference in the allowed coverage. The current coverage on this property is 15.4%, which is significantly under the allowed coverage in the EV zone, but significantly over the allowed coverage in the VR zone. It is this dichotomy that Peter and Ruthann are trying to resolve. The Zoning Commission understood that the houses along Main Street would not have complied with the VR regulations due to the house size verses the lot size and further that the structures did not comply with the setback requirements in the other zones. As a result the EV zone was created. The Commission however, was concerned about over development of the residential waterfront, and therefore limited the EV district to not encompass the waterfront. This concern is not applicable to the subject property as its closest point is approximately 200 feet from the water. The amount of land they propose to add to the EV district is a very modest .16 acres and can be blended nicely into the zone line. This change will have no adverse effect on the adjoining properties.

DESCRIPTION CHANGE

The proposed zone line change would relocate the line from a course of S 60° 43' 16" E and a distance of 65.21' to the following courses and distances;

S19° 51' 13" W, a distance of 50.61', N 73° 17' 22" W, a distance of 104.05' and N 10° 31' 55" E, a distance of 76.64'.

WOLFF JACQUELINE L
PO BOX 296
ESSEX, CT 06426

B & G REALTY CO INC
PO BOX 296
ESSEX, CT 06426

B & G REALTY CO INC
PO BOX 296
ESSEX, CT 06426

BUTTERCUP PROPERTIES LLC
41-1 MILE CREEK RD
OLD LYME, CT 06371

SROKA AMY J
605 BEDFORD STREET
ARMONK, NY 10504

OGDEN J DAVID AND JANICE F
14 BANK LA
ESSEX, CT 06426

ESSEX SAVINGS BANK
PO BOX 950
ESSEX, CT 06426

ESSEX TOWN OF
29 WEST AVE
ESSEX, CT 06426

FLAGG HENRY C
28+30 PRATT ST
ESSEX, CT 06426

GARLINGHOUSE NANCY M
16 BANK LANE
ESSEX, CT 06426

SHM DAUNTLESS LLC
14785 PRESTON RD STE 975
DALLAS, TX 75254

PAUL GEOFFREY S
1 CHAMPLIN SQUARE
ESSEX, CT 06426

KREISLER PETER S & ASHLEY S TRUSTEES
25 MAIN ST
ESSEX, CT 06426

DOMENIE DOUGLAS J/CHURCHHILL M LIFE
USE
53 ELYS FERRY RD
LYME, CT 06371

CLARK HERBERT T III
PO BOX 995
ESSEX, CT 06426

CLARK TRYON D
52 INGHAM HILL RD
ESSEX, CT 06426

PAUL SUSAN
9 PRATT ST
ESSEX, CT 06426

XENELIS NICHOLAS C & BROWN LORI JEAN
32 PRATT ST UNIT B
ESSEX, CT 06426

LANGDON RICHARD T & JOANN S
4 CROSS ST
ESSEX, CT 06426

BANK LANE LLC
ONE CHAMPLIN SQUARE
ESSEX, CT 06426

BANK LANE LLC
1 CHAMPLIN SQ
ESSEX, CT 06426

GRISWOLD INN LLC THE
36 MAIN ST
ESSEX, CT 06426

GRISWOLD INN LLC THE
36 MAIN ST
ESSEX, CT 06426

WISCH DOUGLAS C
87 WRIGHT RD
CANTON, CT 06019

SHM DAUNTLESS LLC
14785 PRESTON RD STE 975
DALLAS, TX 75254

HENRY SUSAN P
19 PRATT ST
ESSEX, CT 06426

CACASE JOHN A
22 MAIN ST
ESSEX, CT 06426

JOHNS PAUL J
29 MAIN ST
ESSEX, CT 06426

WELCH BENTLEY T
26 PRATT ST
ESSEX, CT 06426

SCHOLES JOHN VACKINER TRUSTEE
6 SCHOLES LA
ESSEX, CT 06426

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ESSEX, CT 06426

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PO BOX 296
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BUTTER CUP PROPERTIES LLC,
41-1 MILE CREEK RD,
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ARMONK, NY 10504

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14 BANK LA.
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ESSEX SAVINGS BANK
PO BOX 950
ESSEX, CT 06426

TOWN OF ESSEX
29 WEST AVE.
ESSEX, CT 06426

HENRY C FLAGG
28, 30 PRATT ST
ESSEX, CT 06426

NANCY M GARLINGHOUSE,
16 BANK LANE
ESSEX, CT 06426

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CT 06426

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LYME, CT 06371

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9 PRATT ST.
ESSEX, CT 06426

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32 PRATT ST. UNIT B,
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RICHARD T & JOANN LANGDON
4 CROSS ST.
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BANK LANE LLC,
ONE CHAMPLIN SQUARE
ESSEX, CT 06426

GRISWOLD INN LLC,
36 MAIN ST.
ESSEX, CT 06426

DOUGLAS WISCH
87 WRIGHT RD.
CANTON, CT 06019

SUSAN HENRY
19 PRATTST.
ESSEX, CT 06426

JOHN A CACASE
22 MAIN ST.
ESSEX, CT 06426

PAUL JOHN
29 MAIN ST.
ESSEX, CT 06426

BENTLEY T WELCH
26 PRATT ST.
ESSEX, CT 06426

JOHN VACKINER SCHOLES, TRUSTEE
6 SCHOLES LA.
ESSEX, CT 06426

PRATT SQUARE LLC
1 CHAMPLIN SQUARE
ESSEX, CT 06426

MATTHEW & LINDA DRESELLY
17 NOTT LA.
ESSEX, CT 06426

RUSSELL PAGLIUGHI JR TRUSTEE
10 BANK LA.
ESSEX, CT 06426

31 MAIN STREET ESSEX LLC
320 NORTH ANNARBOR ST.
SALINE, MI 48176

NATALIE B GOLDING
6 MEIGS LA.
ESSEX, CT 06426

LIBERTY BANK
315 MAIN ST.
MIDDLETOWN, CT 06457

MARKHAM & JODYE ROLLINS
11 JAMES ROAD
HARRISON, NY 10528

CECIL LYON
P.O.BOX 302
ESSEX, CT 06426

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7 PARKER LA.
ESSEX, CT 06426

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PO B0467
ESSEX, CT 06426

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P.O.BOX 872
ESSEX, CT 06426

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PO BOX 422
ESSEX, CT 06426

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28 CASTLEWOOD RD.
SIMSBURY, CT 06089

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30 MAIN ST.
ESSEX, CT 06426

BANK LANE LLC
1 CHAPLAIN SQUARE
ESSEX, CT 06426

GEORGE TENNEY & LIPPIA-TENNEY TRUSTEE
8 SCHOLLS LA.
ESSEX, CT 06426

ALISON J NICHOLS
37 MAIN ST.
ESSEX, CT 06426

ANNELISA SANTORO
27 MAIN ST.
ESSEX, CT 06426

ELIZABETH VAN WAZER, TRUSTEE
34 PRATT ST.
ESSEX, CT 06426

NEW BROOK PROPERTIES, LLC
P.O. BOX 462
ESSEX, CT 06426

NOVELTY HAYDEN COMPANY, LLC
1 CHAMPLIN SQ.
ESSEX, CT 06426

GRANT & MARGARET CAMBRIDGE, CO-TRUSTEE
2275 HUNTINGTON DR.
SAN MARINO, CA 91108

12 MAIN LLC
P.O. BOX 1483
GLASTONBURY, CT 06033

RONALD PALAU
15 NOTT LA.
ESSEX, CT 06426

WILLIAM GUNTHER
22 PRATT ST.
ESSEX, CT 06426

THOMAS EVANS TRUSTEE
271 WEST POND MEADOW ROAD
WESTBROOK, CT 06498

JOHN & MELINDA PATTERSON
PO BOX 96
CRAFTSBURY COMMON, VT 05827

KELLIEA GOSSELIN
29 PRATT ST.
ESSEX, CT 06426

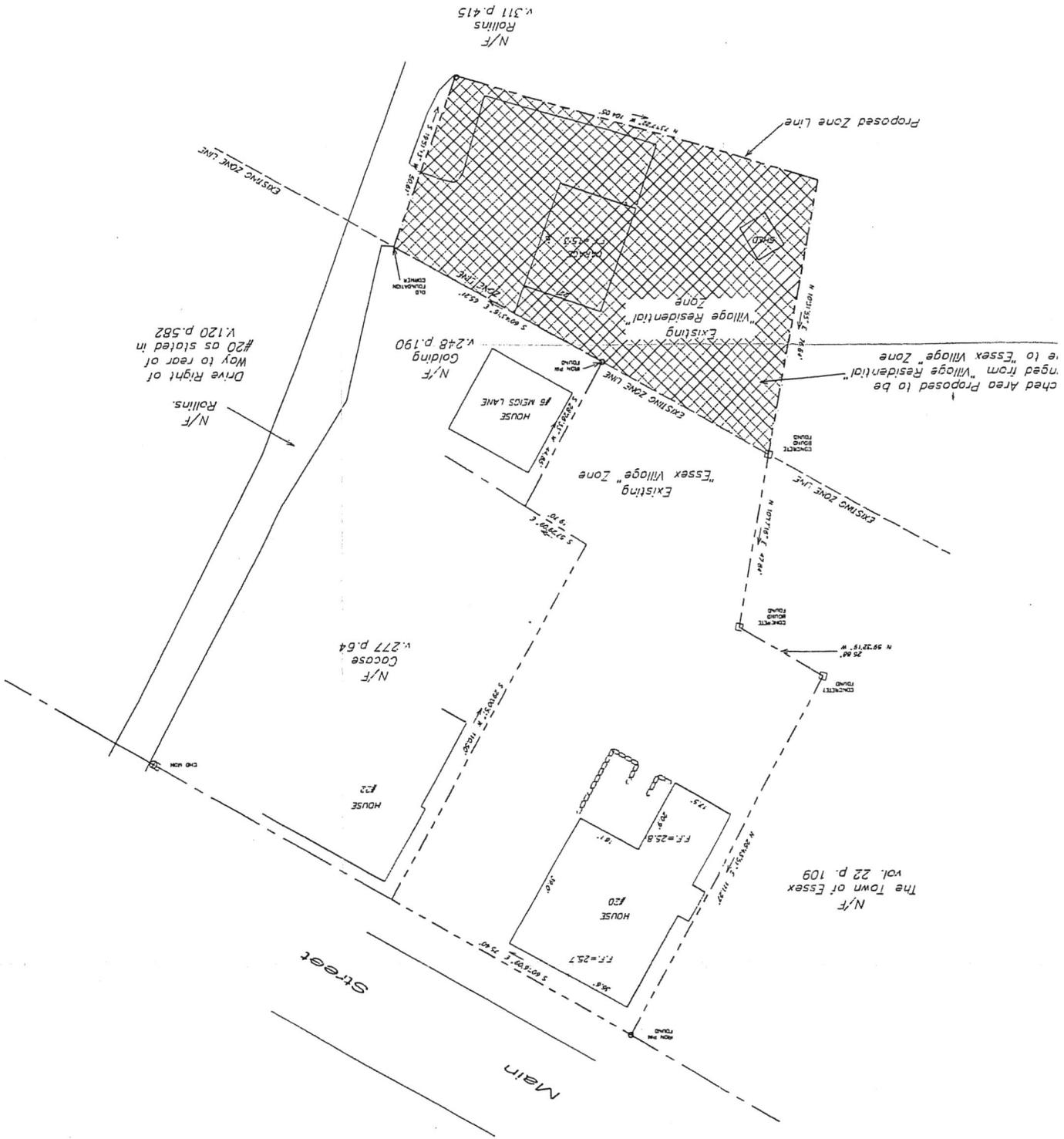
THOMAS MCDOWELL & SAMANTHA LIBBY
41 MAIN ST.
ESSEX, CT 06426

O & Z PROPERTIES, LLC
1260 BOSTON POST RD.
WESTBROOK, CT 06498

ROGER & JANA HARRIS
821 HILLS CREEK DR.
MCKINNEY, TX 75072

PAUL GILLS, TRUSTEE
6 FERRY ST.
ESSEX, CT 06426

CHRISTINE BASSETT & ALEXANDER CAREYAS
25 PRATT ST.
ESSEX, CT 06426



Drive Right of
 Way to rear of
 Rollins
 N/F
 V.120 p.582

Cocose
 N/F
 V.277 p.64

Golding
 N/F
 V.248 p.190

Rollins
 N/F
 V.311 p.415

The Town of Essex
 N/F
 Vol. 22 p. 109

ched Area Proposed to be
 changed from "Village Residential"
 to "Essex Village Zone"